152.0	0006	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	983,800	/	983,800
USE VALUE:	983,800	/	983,800
ASSESSED:	983,800	/	983,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		CEDAR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOURNE HEATHER
Owner 2:	
Owner 3:	
Street 1:	67 CEDAR AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PILARCZYK IAN C -
Owner 2:	BOURNE HEATHER -
Street 1:	67 CEDAR AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .158 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1934, having primarily Wood Shingle Exterior and 2027 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6880.000	482,700		501,100	983,800
Total Card	0.158	482,700		501,100	983,800
Total Parcel	0.158	482,700		501,100	983,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 485.35 | /Parcel: 485.35

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
100740			03/03/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 152.0-0006-0004.0

!11913!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	482,700	0	6,880.	501,100	983,800		Year end	12/23/2021
2021	101	FV	469,700	0	6,880.	501,100	970,800		Year End Roll	12/10/2020
2020	101	FV	469,700	0	6,880.	501,100	970,800	970,800	Year End Roll	12/18/2019
2019	101	FV	331,500	0	6,880.	469,800	801,300	801,300	Year End Roll	1/3/2019
2018	101	FV	307,100	0	6,880.	388,400	695,500	695,500	Year End Roll	12/20/2017
2017	101	FV	307,100	0	6,880.	357,000	664,100	664,100	Year End Roll	1/3/2017
2016	101	FV	307,100	0	6,880.	325,700	632,800	632,800	Year End	1/4/2016
2015	101	FV	295,400	0	6,880.	319,500	614,900	614,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:23:00

LAST REV

Date	Time
02/05/20	13:06:07
apro	

USER DEFINED

Prior Id # 1:	100740
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11913

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PILARCZYK IAN C	69112-460		4/7/2017	Convenience	1	No	No		
FRATIC JOSEPH P	55823-234		11/15/2010		569,000	No	No		
	13000-438		1/1/1901		45,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/21/2012	285	Manual	80,125					remodel attic & 2n
7/8/2011	674	Redo Kit	25,800	C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/3/2018	Inspected	BS	Barbara S
2/24/2018	Missed Appt.	BS	Barbara S
1/20/2018	MEAS INT REF	HS	Hanne S
6/5/2012	Info Fm Prmt	MM	Mary M
4/3/2012	Info Fm Prmt	BR	B Rossignol
1/9/2009	Meas/Inspect	372	PATRIOT
6/6/2000	Missed Appt.	264	PATRIOT
12/16/1999	Mailer Sent		
11/19/1999	Measured	270	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6880		Sq. Ft.	Site		0	80.	0.91	9									501,123						501,100	

Total AC/HA:	0.15794	Total SF/SM:	6880	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	501,123	Spl Credit		Total:	501,100

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1934	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.16800690
Const Adj.:	0.99346465
Adj $ / SQ:	162.452
Other Features:	111300
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	541159
Depreciation:	58445
Depreciated Total:	482714

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

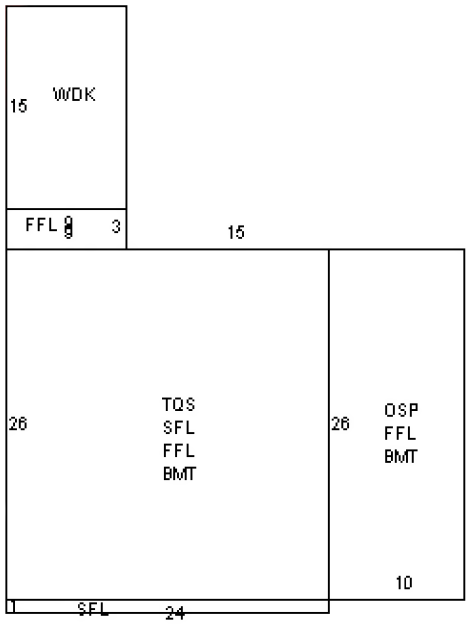
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	178.70
Special Features:	0	Val/Su Net:	146.01
Final Total:	482700	Val/Su SzAd	238.14

SKETCH



Sum Area By Label :
SFL = 648
WDK = 135
FFL = 911
OSP = 260
BMT = 884
TQS = 624

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	911	162.450	147,994
BMT	Basement	884	48.740	43,082
SFL	Second Floor	648	162.450	105,269
TQS	3/4 Story	468	162.450	76,028
OSP	Screen Porch	260	24.970	6,491
WDK	Deck	135	13.320	1,798

Net Sketched Area:	3,306			Total:	380,662
Size Ad	2027	Gross Area	3462	FinArea	2027

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

152.0-0006-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc